



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13996
MEPA Analyst: Nick ZAVOLAS
Phone: 617-626-1030

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: West Newbury Active Adult		
Street: 365 Main Street		
Municipality: West Newbury	Watershed: Merrimack	
Universal Transverse Mercator Coordinates: 19 337296E 4739921N (NAD27)	Latitude: 42° 47' 47"N Longitude: 70° 59' 23"W	
Estimated commencement date: June 2008	Estimated completion date: June 2010	
Approximate cost: \$15 million	Status of project design: 10 %complete	
Proponent: Hawthorne West Newbury, LLC		
Street: 3 Baldwin Green Common, Suite 210		
Municipality: Woburn	State: MA	Zip Code: 01801
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Danielle Spicer, PE		
Firm/Agency: Geller DeVellis Inc.	Street: 70 Walnut St	
Municipality: Wellesley	State: MA	Zip Code: 02481
Phone: 781-237-4111 x. 21	Fax: 781-237-4144	E-mail: dspicer@gellerdevellis.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

- Order of Conditions by West Newbury Conservation Commission**
- Open Space Preservation Development Approval by Planning Board**
- Soil Absorption System Approval for Septic System by Board of Health**
- Access Permit from MassHighway**
- NPDES Permit by US EPA**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	26.1 acres			
New acres of land altered		16.9 acres		
Acres of impervious area	0 acres	6.2 acres	6.2 acres	
Square feet of new bordering vegetated wetlands alteration		550 SF		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	0	126,340 SF	126,340 SF	
Number of housing units	0	66 units	66 units	
Maximum height (in feet)	N/A	20'	20'	
TRANSPORTATION				
Vehicle trips per day	0	380	380	
Parking spaces	0	137	137	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	9,900 gpd	9,900 gpd	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	0	9,900 gpd	9,900 gpd	
Length of water/sewer mains (in miles)	Water-0 mi Sewer-0 mi	Water-0.83 mi Sewer-0.72 mi	Water-0.83 mi Sewer-0.72 mi	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?
Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Project Description:

The project proponent proposes to construct 66 age-restricted units in duplexes and triplexes on approximately 26 acres of land located in the Residence C District. The development will include a clubhouse for residents only with amenities area and guest parking. The project will be filing as an Open Space Preservation Development plan and will require a Special Permit approval from the Planning Board. The project will be built at a density of two and a half units per acre and approximately 15 acres of land will remain open space consisting in part of vegetated wetlands and woodland; approximately 9 of the 15 acres will remain undisturbed.

The site has frontage along Main Street in West Newbury (see Figure 1, USGS Map). Access to the site will be off of Main Street. As shown on Figure 4, Proposed Conditions Plan, this road will serve as the primary site drive.

New connections to utilities will be required, specifically new connections to the municipal water supply system. Sanitary sewage will be treated with an on-site soil absorption system.

Existing Conditions:

The majority of the site is wooded and undeveloped. Approximately 5.7 acres are currently being used for haying, while approximately 20.4 acres are wooded. The topography of the site ranges from elevation 122 feet at the northern side along Main Street to two high points of elevation 172 feet at the south western and south eastern portion of the site. Vegetated wetlands are located along the majority of the northeastern and western portion of the site. There will be minor filling of wetlands due to a driveway crossing. Figure 1 shows existing conditions.

Alternatives:

Two alternatives to the preferred development plan were considered. These alternatives are a “no build” alternative and a 28-lot subdivision alternative.

The “no build” alternative assumes that there would be no further development at the site (see Figure 2, Existing Conditions Plan). In that case, the site would remain in its current state. The site is zoned Residential-C (R-C) to encourage residential development along Main Street. The no-build alternative would not be consistent with the Town’s regulations and goals of creating a range of housing options in the area.

Under the 28-lot subdivision alternative, the site would be developed to the maximum extent allowed under zoning (see Figure 3, Yield Plan). This alternative does not leave any land

undeveloped and will allow 56 units (duplexes on every lot). This alternative would generate a larger sewage flow greater than 10,000 gpd and would require an on-site wastewater treatment facility and a groundwater discharge permit from Massachusetts DEP.

The preferred development plan, 66 units of age-restricted duplexes and triplexes at a density of approximately 2.5 units per acre, is in keeping with the residential growth for which the area is zoned and is consistent with local and regional planning objectives (see Figure 4, Proposed Conditions Plan). Ten percent of the units included in this proposal will be maintained as affordable units, contributing to a desired range of housing options for the Town. More than 50% of the site will remain as open space which is consistent with the Open Space Preservation Development goals of West Newbury.

Mitigation:

Once the construction is completed, 15 of the 26 acres of land will remain as open space. Mitigation for the project's potential traffic impacts will be developed as part of the project's traffic study. Department of Environmental Protection Best Management Practices for stormwater management will be implemented to mitigate on-site drainage and erosion and sedimentation measures will be installed per the Massachusetts Guidelines for Erosion and Sediment Control to prevent impacts to the on-site wetland resource areas.